

JULY 3, 2013
MILLERSVILLE BOROUGH PLANNING COMMISSION MEETING MINUTES

The Millersville Borough Planning Commission Meeting was called to order by Michael Weidinger with the pledge to the flag followed with a moment of silence on Wednesday, July 3, 2013 at 7:00 PM in the Borough Hall at 100 Municipal Drive, Millersville Pennsylvania.

COMMITTEE MEMBERS

Michael J. Weidinger, Chairman
Edward R. Saylor, Vice Chairman
Gary G. Hess, Secretary

Marilyn W. Sachs
Michael D. Walker

OTHERS PRESENT

Caroline Hoffer, 126 E. King St., Lancaster, PA, Millersville Road Partners
Donna Ward, 120 North Pointe Blvd., Lancaster, PA, Millersville Road Partners
Adam Keeper, 430 E. Main St., Palmyra, PA, Millersville Road Partners
Erik Harmon, 430 E. Main St., Palmyra, PA, Millersville Road Partners
Rob Visniski, RAV
Edward Arnold, Borough Manager

The Regular Meeting Minutes from June 5, 2013 were tabled for completion of comments on New Business, Item a.

SECRETARY'S REPORT

None.

CITIZENS REQUESTS AND CONCERNS (5 MINUTE LIMIT)

None.

NEW BUSINESS

a. Consider Plan Change Request for Millersville Commons

The applicant is requesting a waiver of the Preliminary and Final Plan requirements for the revised site plan. After the Land Development Plan was recorded, a prospective tenant requested that the approved site layout be revised to swap the locations of the proposed bank and the retail/restaurant within lot. The modification will result in a reduction in total impervious area. The Borough Engineer indicated that no change in lot size, overall land use or density will result from the proposed change in site layout within the existing lot. No changes will result within the Comet Drive, Barbara Street or Wabank Road right-of-way. The Borough Engineer recommends approval of the waiver request subject to a) upon completion of construction, the applicant records an as-built plan to document the changes from the previously recorded plan, including the revised drainage easements, b) the applicant submits a copy of the plan to Lancaster Township, and c) the applicant complies with all applicable sections of the Millersville Borough Ordinances including Zoning, SALDO, SWM.

A Sachs/Walker motion that the Millersville Borough Planning Commission recommend to the Millersville Borough Council approval of the waiver request for the Preliminary and Final Plan requirements for the revised site plan subject to the conditions as listed a through c by the Borough Engineer passed unanimously.

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OLD BUSINESS

None.

BOROUGH MANAGER

Mr. Arnold informed the members that at the next Council meeting a Resolution to support the conceptual plan for the N/S Duke Street corridor alignment will be presented to Borough Council for approval. There was discussion regarding the cost of the project and also mentioned that Manor Township should be contacted to help with the cost. Mr. Arnold stated that a formal letter will be presented to Manor Township requesting their financial participation for construction of the intersection as Manor Township borders the intersection and heavily contributes to the vehicular traffic in that area. The Planning Commission members expressed support of the plan for the N/S Duke Street corridor alignment.

ADJOURNMENT

The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Gary G Hess,
Secretary

EJA/lg